

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
November 19, 2015**

The **CITY OF KNOXVILLE BOARD OF ZONING APPEALS** will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their **November 19, 2015, meeting at 4:00 p.m. in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, TN.** Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.

An agenda review meeting is held at 3:00 p.m. in Room 511 of the City County Building, prior to the regular meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Metropolitan Planning Commission within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

October 15, 2015 minutes

OLD BUSINESS

File: 10-C-15-VA
Applicant: Dile M. Brown
Address: 5800 Clinton Hwy **Parcel ID: 068KA06801**
Zoning: C-4 (Highway and Arterial Commercial) District
5th Council District

Variance Requests:

1. Increase the maximum number of permitted primary signs from 1 sign to 2 signs per Article 8, Section 11.6.b.1.
2. Increase the maximum permitted ground sign height for sign #1 from 20 ft. to 34 ft. per Article 8, Section 11.6.c.Table.
3. Increase the maximum permitted ground sign height for sign #2 from 20 ft. to 32 ft. per Article 8, Section 11.6.c.Table.
4. Increase the maximum permitted sign area for sign #2 from 165 sq. ft. to 201 sq. ft. per Article 8, Section 11.6.d.Table.

As per submitted plan to permit relocation of signs on the site in a C-4 (Highway and Arterial Commercial) District, 5th Council District.

File: 10-E-15-VA
Applicant: Sharon Adams
Address: 1421 Southgate Road **Parcel ID: 121DH013**

**Zoning: R-1 (Low Density Residential) District
2nd Council District**

Variance Requests:

1. Reduce the minimum required Taliluna Drive front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.1.1.E.1.a.
2. Increase the maximum permitted lot coverage for principal and accessory buildings from 30% to 41% per Article 4, Section 2.1.E.6.a.

As per submitted plan to permit an addition to an existing house in an R-1 (Low Density Residential) District, 2nd Council District.

NEW BUSINESS

File: 11-A-15-VA
Applicant: JMB Investments, LLC
Address: 1612 Elm Street **Parcel ID: 081NQ009-011,**
Zoning: C-3 (General Commercial) District **01101, 012,**
5th Council District **& 01201**

Variance Requests:

1. Reduce the minimum number of required parking spaces from 46 spaces to 30 spaces per Article 5, Section 7.A.3.a.Table.
2. Increase the maximum permitted driveway width from 30 ft. to 35 ft. per Article 5, Section 7.B.3.c.Table.

As per submitted plan to the permit development of a retail business in a C-3 (General Commercial District), 5th Council District

File: 11-B-15-VA
Applicant: Oak Valley Construction Co., Inc.
Address: 227 E. Anderson Avenue **Parcel ID: 081MA026**
Zoning: R-1A (Low Density Residential) District
4th Council District

Variance Request:

Permit an alley to serve as primary means of vehicular access for a dwelling per Article 5, Section 6.D.9.

As per submitted plan to permit access from an alley for a new detached dwelling in an R-1A (Low Density Residential) District.

File: 11-C-15-VA
Applicant: Julian Burke
Address: 6215 Enterprise Drive **Parcel ID: 016CC02010**
Zoning: I-3 (General Industrial) District
3rd Council District

Variance Requests:

1. Reduce the minimum required southeast front yard setback from 35 ft. to 10 ft. per Article 4, Section 2.3.2.E.2.
2. Reduce the minimum required southwest front yard setback from 35 ft. to 30 ft. per Article 4, Section 2.3.2.E.2.
3. Reduce the minimum required north side rear yard setback from 25 ft. to 5 ft. per Article 4, Section 2.3.2.E.4.

As per submitted plan to permit the replacement of a fire damaged building in an I-3 (General Industrial) District.

File: 11-D-15-VA
Applicant: Byron Wood
Address: 6909 Quail Drive **Parcel ID: 120EB010**
Zoning: R-1 (Low Density Residential) District
2nd Council District

Variance Request:

Reduce the minimum required west side yard setback from 12 ft. to 10.33 ft. per Article 4, Section 2.1.1.E.2.a.

As per submitted plan to permit the construction of an addition to an existing dwelling in an R-1 (Low Density Residential) District.

File: 11-E-15-VA
Applicant: Lawrence Eaton
Address: 209 E. Anderson Avenue **Parcel ID: 081MA030**
Zoning: R-1A (Low Density Residential) District
4th Council District

Variance Request:

Permit an alley to serve as primary means of vehicular access for a dwelling per Article 5, Section 6.D.9.

As per submitted plan to permit access from an alley for a new detached dwelling in an R-1A (Low Density Residential) District.

File: 11-F-15-VA
Applicant: Church Street United Methodist Church
Address: 714 W. Hill Avenue **Parcel ID: 094ME029**
Zoning: R-3 / D-1 (High Density Residential / Downtown Design Overlay) Districts
6th Council District

Variance Request:

Reduce the minimum required distance from a driveway to an adjacent right-of-way line on a corner lot from 25 ft. to 20 ft. per Article 5, Section 7.B.2.a.

As per submitted plan to permit modifications to an existing parking lot in an R-3 / D-1 (High Density Residential / Downtown Design Overlay) Districts.

File: 11-G-15-VA
Applicant: Metropolitan Airport Authority
Address: 2701 Spence Place **Parcel ID: 095MC014**
Zoning: A-1 (General Agricultural) District
1st Council District

Variance Request:

Reduce the minimum required floor elevation from 832.2 ft. to 831.0 ft. above sea level per Flood Damage Prevention and Control Ordinance: Article 3, Section 12-52(2).

As per submitted plan to permit the construction of an airplane hangar at Downtown Island Airport that will be 1.2 ft. below the 500 year flood level in an A-1 (General Agricultural) District

OTHER BUSINESS

The next BZA meeting is December 17, 2015.

ADJOURNMENT